



Salisbury Planning Board Committee #1 (Patricia Ricks, Ch.; Karen Alexander, Will Hasselmann and David Post, V.Ch.) scheduled a meeting for Tuesday, September 25, 2012, at 217 S. Main Street at 3 p.m.

PRESENT: Patricia Ricks, Ch. and David Post

STAFF: Preston Mitchell

RE: **LDOZ-04-2012, NMX Citywide Corrective Rezoning**

Patricia Ricks called the meeting to order. A quorum was not present.

Preston Mitchell provided a PowerPoint that showed the rezoning sections broken down into areas. The color coding of the maps is a national zoning standard. Preston will provide a legend via email to the committee. Below is a link to the zoning districts chapter in the Land Development Ordinance.

<http://www.salisburync.gov/Departments/CommunityPlanning/DevelopmentServices/Land%20Development%20Ordinance/CH.%20%20Districts.pdf>

When the Salisbury, North Carolina Land Development Ordinance was adopted in December 2007 and effective January 1, 2008, Salisbury went from 36 zoning districts down to 18. There are four different mixed-use districts; the residential mixed use (RMX) is essentially professional office zoning that makes a good buffer zone; the neighborhood mixed use (NMX) which is intended for small-scale retail, restaurant and personal services; Corridor Mixed Use (CMX) is basically intended for higher intensity retail and professional/personal services along major (older) busy corridors like Innes Street/Main Street; and Downtown Mixed Use (DMX) is the urban core. These are all intended to be walkable.

DISCUSSION

The discussion began at **Stokes Ferry at Avalon**—a small property staff recommended going from NMX to CMX because it is surrounded by CMX. Properties proposed for rezoning were identified and discussed. Much of the Eastern area of Salisbury is residential or rural.

Area 3 around Salisbury High School—Five Points area at Curt and Geri's, the old fire house, the water tower, Downtown Graphics, Inc., the house that is for sale and the vacant lot Maupin Avenue Presbyterian Church uses is being recommend for NMX. Long-term this could become a neighborhood-serving node. This zoning area needs "cleaned up." Staff will research a strip in the middle of the block that is zoned differently than everything around it. Split zonings will be fixed.

The NMX property along South Main that is surrounded by CMX will be taken to CMX zoning in order to be consistent on the major thoroughfare.

Patricia and David were pleased with the discussion and felt they understood what they were viewing and the decisions to be made.

At the next meeting, the conversation will continue where they left off.

The meeting adjourned at 4 p.m.